



Jim Pillen, Governor

FOR IMMEDIATE RELEASE

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Report of Damaged Property Due on or Before July 15th, 2026

JULY 1, 2026 (LINCOLN, NEB.) — The Department of Revenue, Property Assessment Division, reminds real property owners who have suffered significant damage to their property on or after January 1 and before July 1, 2026, to file a [Form 425, Report of Damaged Real Property](#), with their county clerk on or before Wednesday, July 15, 2026.

Real property owners may file a Report of Damaged Real Property to request that the county board of equalization consider the real property damage reflected in the report and determine if any adjustments should be made to the property's assessed value for the current year due to significant property damage. Property owners affected by the 2026 wildfires are strongly encouraged to timely file a Form 425 with the county clerk in the county where the damaged land is located.

Pursuant to recent legislative changes, for each Report of Damaged Real Property that is filed, the county assessor must review and inspect the property, and complete the [Form 425A, Assessor Report of Damaged Real Property](#), to the county board of equalization on or before July 20th.

The county board of equalization must act upon this report on or after June 1 and on or before July 25, or on or before August 10 if the board has adopted a resolution to extend the deadline to hear protests under [Neb. Rev. Stat. § 77-1502](#), and must send a notice of the reassessed value for the damaged real property to the owner.

Significant property damage means:

1. Damage to an improvement exceeding 20% of the improvement's assessed value in the current tax year; or
2. Damage to the land exceeding 20% of land's assessed value in the current tax year.

Additional information regarding Damaged Real Property can be found on the Department of Revenue, Property Assessment Division website [HERE](#).

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